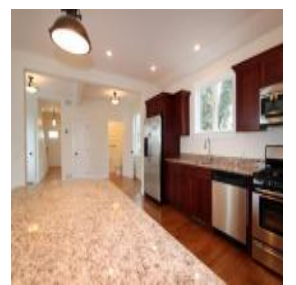




LIBBY KIRWIN REAL ESTATE

SALES ■ RENTALS ■ PROPERTY MANAGEMENT



31 EDWARD STREET

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NEWPORT, RI 02840



Welcome Home! This property has been redesigned and completely rebuilt. Starting from the foundation up Kirwin Brother Construction has renovated every square inch. The brand new utility systems include a new gas burner, new central AC and new 200 amp electrical panel and wiring throughout. Interior has brand new custom designed walls, doors, windows and moldings. The original 1830 stair case was preserved and refinished. The hardwood floors throughout the first are honey stained highlighting the beautiful natural wood grain. The new design created a large open kitchen and living areas. The second level offers 3 bedrooms and 2 full baths. The full basement is 1123 square feet with an 8 foot ceiling height and can be easily refinished for additional living space. This is easy to show please call or email for a private showing!

■ MLS Number:	0	■ Price:	\$572,500.00
■ Bedrooms:	3	■ Bathrooms:	2.5
■ Home Sq Ft:	2,252	■ Lot Sq Ft:	5,663
■ Parking Spaces:	6	■ Garage Spaces:	0
■ Year Built:	1830/2011	■ Taxes:	\$0.00



LIBBY KIRWIN
REAL ESTATE

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105 Memorial Blvd West
Newport, RI
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31 EDWARD STREET







